



Plan Commission Minutes
July 18, 2022 at 7:00 p.m.
City Hall Council Chambers

Commission Members Present: Christopherson, Granlund, Erickson, Obaid, Wolfgram, Davis, Helgeson, Johnson and Brandvold

Staff Members Present: Wittwer, Allen, Petrie

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called the roll for the meeting. Commissioners Christopherson, Granlund, Erickson, Obaid, Wolfgram, Davis, Helgeson, Johnson and Brandvold were present.
3. Commissioner Helgeson moved to approve the meeting minutes of June 20, 2022. Commissioner Wolfgram seconded and the motion carried unanimously.
4. Open public comment period for items that do not appear on this agenda noted as public hearings. None.
5. Chairperson Granlund recused himself from this agenda item
Vice-Chairperson Wolfgram introduced the agenda item
Comprehensive Plan Amendment – Country Jam
Rezoning (Z-1711-22) – TR-1A to C-3P and I-1P
Preliminary Plat (P-9-22) – Eau Claire Heights
General Development Plan – Commercial Development
Conditional Use Permit (CZ-2211) – Major Event Entertainment & Other Events
Allen presented the rezoning request, with comprehensive plan amendment, and preliminary plat known as Eau Claire Heights, and general development plan along with the conditional use permit for the Country Jam located on the southwest on Highway T and 20th Avenue. The Comprehensive Plan currently shows the area as low density residential and industrial to commercial and industrial for future development. This area was annexed into the City of Eau Claire from the Town of Wheaton earlier this year. The proposed was reviewed for the concept site plan, traffic circulation, future development areas and camping areas. This will be reviewed by the Council at their meeting on July 25th.

Attorney Brian Nodolf, on behalf of Highway T Property LLC, spoke on this agenda item and history of the Country Jam, and acknowledged the team established for the proposed development. He noted the uses should not impact Highway T, and noted the proposed lots 1-6 would be for future commercial development. The camping and parking would be throughout the site and spoke about parking surfaces for the event(s).

Kathy Wright with Country Jam noted the concept facilities for the proposed development. She spoke about the 33rd year and events with Colorado and Florida sites as well. She discussed the new design and construction of the event.

Sean Bohan with Advanced Engineering Concepts presented information on the stormwater facilities and floodplain along Sherman Creek corridor.

Rhonda Cooke, 1534 50th Street, noted concerns about traffic issues, lighting, noise and flooding issues as well as concerns about the farmland and residences impacted that are not in the city limits.

Nodolf spoke about the comments and the land uses have changed over the years with the future growth area north of the city limits. Highway T expansion is coming in the future and believes this is the highest best use.

Benny Anderson, Executive Director of Visit Eau Claire, noted support and added tax base, commenting that July is the best month in the Eau Claire area for hotels with events. He spoke about the millions of dollars coming into the area and marketing for future events.

Allen noted a few comments from the public that were emailed to staff. One in opposition and one in support.

Commissioner Christopherson moved to recommend approval of the rezoning, comprehensive plan, and general development plan with staff recommendations. Commissioner Brandvold seconded, and the motion carried unanimously.

Commissioner Johnson moved to approval of the preliminary plat and conditional use permit with staff recommendations and added a cap of three multi-day outdoor music festivals per year. Commissioner Erickson seconded, and the motion carried unanimously.

6. Chairperson Granlund returned to the meeting
Rezoning (Z-1712-22) – C-2H to C-3P

Petrie presented the rezoning request from C-2H to C-3P to allow for Charter Bank to expand the parking lot onto existing bank property. The remaining lot would be available for future commercial development. This is consistent with the comprehensive plan and the Council will review at their July 25th meeting.

Jeremy Skaw with Real Land Surveying spoke on the agenda item.

Commissioner Wolfgram moved to recommend approval of the rezoning. Commissioner Helgeson seconded and the motion carried unanimously.

7. Rezoning (Z-1696-21 Amd) – R-2P to R-3P
Replat (P-9-21) – Fairways at Mill Run

Petrie explained the rezoning amendment request to change from R-2P to R-3P and R-3P to R-2P. The request is for a proposal to develop into twin homes and multi-family apartments and to approve the replat for Fairways at Mill Run. This will be considered at the Council meeting on July 25th.

Nick Brenner with Menards Inc. noted his team is working with a potential developer for the multi-family apartments and the new layout is easier for development.

Susan Kumferman with Lyden Storage LLC is concerned with runoff with stormwater and has future concerns. Since the construction of the street, the runoff is now coming to the east rather going to the west. The future development is a concern with the more impervious surface.

Donna Rodgers with Dell Construction Inc. spoke about water runoff issues and would like to come to a solution with the proposed development.

Mark Erickson with Everyday Surveying and Engineering spoke about the final site plan and stormwater facility addressing the issues.

Motion by Commissioner Helgeson to recommend approval of the rezoning and replat with staff conditions. Seconded by Commissioner Johnson and the motion carried unanimously.

8. Annexation (22-4A) – Highway 53

Allen presented an annexation for land along Highway 53 which is currently vacant land. This will be reviewed by the Council on their July 26th meeting.

Mark Erickson with Everyday Surveying and Engineering spoke about the annexation.

Commissioner Helgeson moved to recommend approval of the annexation. Commissioner Brandvold seconded and the motion carried unanimously.

9. Street Vacation – Street Vacation of Alley E. of Whipple Street

Wittwer noted that the Senior Center would like to vacate the existing alleyway on Whipple Street. This will be considered by the Council at their meeting on July 25th.

Jim Bunkleman with Royal Construction and the chair with the Senior Center noted that this area would be future parking for the center.

Commissioner Helgeson moved to recommend approval of the vacation. Commissioner Christopherson seconded and the motion carried unanimously.

10. Site Plan (SP-2216) – Two-Story Office Building

Petrie noted a site plan for a two-story office building located at 4825 Owen Ayres Court. The proposed site plan shows a footprint of 12,000 square foot office building. The property is zoned C-3P and is approximately 1.7 acres in size.

Stuart Schaefer with Commonweal Properties noted that the building is working on leases for the offices. He noted that office needs are still around even with COVID and working from home.

Commissioner Erickson moved to approve the site plan with staff conditions. Commissioner Wolfgram seconded and the motion carried unanimously.

11. Site Plan (SP-2217) – Two Commercial Buildings

Petrie presented a site plan for two commercial buildings located on the corner of Gateway Drive and Prill Road. This is the former location of CCF bank and the parking would be approved with the three existing businesses. The proposed site plan shows a quick service shop and a restaurant. The traffic and site access is from a driveway onto Gateway Drive and the existing southernmost driveway will be removed with the redevelopment. The site plan has a mixture of landscape street trees, foundation plantings and other tree plantings.

Mark Erickson with Everyday Surveying and Engineering spoke about the proposed development and traffic with the driveways access. He noted the concerns about the entrance and exit onto Gateway Drive.

Andrew Goodman, GMX Real Estate Group LLC, spoke about the proposal site and working within ordinances to allow for the parking.

Commissioner Johnson moved to approve the site plan with staff conditions. Commissioner Brandvold seconded and the motion carried unanimously.

12. Future Agenda Items and Announcements – Mr. Allen noted that the next meeting is August 1st.

13. The meeting adjourned at 9:55 p.m.


Zina Obaid, Secretary

